

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*February 28, 2002*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

Page 1

## COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *January 24, 2002* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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<http://www.ci.las-vegas.nv.us>

Page 2

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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<http://www.ci.las-vegas.nv.us>

Page 3

#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. A-0002-02(A) - ANTONETTE AND WILLIAM SNYDER - Petition to annex 0.78 acres of land generally located adjacent to the northeast corner of Rainbow Boulevard and Atwood Avenue (APN: 138-11-401-006), Ward 6 (Mack).
2. A-0003-02(A) - KENNETH AND MYRNA CHRISTENSEN - Petition to annex 0.54 acres of land generally located adjacent to the west side of Jones Boulevard, approximately 1,300 feet north of Cheyenne Avenue (APN: 138-11-704-020), Ward 6 (Mack).
3. A-0004-02(A) - JOHN ROHAY - Petition to annex 0.58 acres of land generally located adjacent to the south side of Oakey Boulevard, approximately 600 feet east of Jones Boulevard (APN: 163-01-301-002), Ward 1 (M. McDonald).
4. A-0005-02(A) - DAVID AND COLLEEN KETZENBERGER - Petition to annex 0.57 acres of land generally located adjacent to the southeast corner of Cheyenne Avenue and Garehime Street (APN: 138-14-111-001), Ward 6 (Mack).
5. A-0006-02(A) - RALPH AND MARCELLA COOPER - Petition to annex 1.86 acres of land generally located adjacent to the northwest corner of Rainbow Boulevard and Farm Road (APN: 125-15-608-007), Ward 6 (Mack).
6. A-0007-02(A) - CHARLENE WILLIAMS, ET AL - Petition to annex 1.14 acres of land generally located adjacent to the southeast corner of O'Bannon Drive and Mohawk Street (APN: 163-01-802-002 and 004), Ward 1 (M. McDonald).

# Agenda

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Council Chambers

Phone 229-6301 TDD 386-9108

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<http://www.ci.las-vegas.nv.us>

Page 4

**B. PUBLIC HEARING ITEMS:**

7. **ABEYANCE - RENOTIFICATION - GPA-0045-00 - LAS VEGAS MASONIC TEMPLE ASSOCIATION** - Request to Amend a portion of the southeast sector of the General Plan FROM: L (Low Density Residential) TO: SC (Service Commercial) and to PF (Public Facilities) on approximately 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), Ward 5 (Weekly).
8. **ABEYANCE - RENOTIFICATION - VAC-0045-01 - OVID A. AND EDNA E. MOORE** - Petition to vacate Versi Mount Road generally located between Grand Teton Drive and Ackerman Avenue, Ward 6 (Mack).
9. **Z-0011-02 - LODGE MASONIC MEMORIAL TEMPLE ON BEHALF OF AD AMERICA** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) and C-V (Civic) on 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), Ward 5 (Weekly).
10. **U-0010-02 - LODGE MASONIC MEMORIAL TEMPLE ON BEHALF OF AD AMERICA** - Request for a Special Use Permit FOR A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on 3.0 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
11. **ABEYANCE - GPA-0047-01 - CITY OF LAS VEGAS** - Request to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection FROM: SC (Service Commercial) TO: O (Office); FROM: R (Rural Density Residential) TO: DR (Desert Rural Density Residential); FROM: O (Office) TO: DR (Desert Rural Density Residential) and; FROM: L (Low Density Residential) TO: DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan, APN: multiple, Ward 1 (M. McDonald).

# Agenda

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*February 28, 2002*

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Phone 229-6301 TDD 386-9108

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<http://www.ci.las-vegas.nv.us>

Page 5

12. **ABEYANCE - GPA-0051-01 - SMOKE RANCH JONES PARTNERSHIP** - Request to Amend a portion of the Southwest Sector Plan FROM: SC (Service Commercial) TO: GC (General Commercial) on 0.53 acres north of Smoke Ranch Road approximately 150 feet west of Jones Boulevard (APN: 138-14-802-009), Ward 6 (Mack).
13. **ABEYANCE - Z-0093-01 - SMOKE RANCH JONES PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [SC (Service Commercial) General Plan Designation] TO: C-2 (General Commercial) Zone, on 0.53 acres located north of Smoke Ranch Road approximately 150 feet west of Jones Boulevard (APN: 138-14-802-009), PROPOSED USE: FULL AND SELF SERVICE CAR WASH, Ward 6 (Mack).
14. **ABEYANCE - Z-0093-01(1) - SMOKE RANCH JONES PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED FULL AND SELF-SERVICE CAR WASH on 0.53 acres located north of Smoke Ranch Road approximately 150 feet west of Jones Boulevard (APN: 138-14-802-009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-2 (General Commercial)], Ward 6 (Mack).
15. **ABEYANCE - RENOTIFICATION - GPA-0056-01 - CAPITAN REAL ESTATE TRUST ON BEHALF OF REALTY MANAGEMENT, INC.** - Request to Amend a portion of the Town Center Master Plan FROM: ML-TC (Medium Low - Town Center) TO: SX-TC (Suburban Mixed Use) on **5.04** located **adjacent to the west side** of El Capitan Way approximately 660 feet south of Elkhorn Road (APN: 125-20-201-006), Ward 6 (Mack).
16. **ABEYANCE - RENOTIFICATION - Z-0099-01 - CAPITAN REAL ESTATE TRUST ON BEHALF OF REALTY MANAGEMENT, INC.** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) Zone on **15.16** acres located **adjacent to the west side** of El Capitan Way approximately 660 feet south of Elkhorn Road (APN: 125-20-201-006, 007, and 008), PROPOSED USES: MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, Ward 6 (Mack).

# Agenda

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*February 28, 2002*

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 6

17. ABEYANCE - RENOTIFICATION - Z-0099-01(1) - CAPITAN REAL ESTATE TRUST ON BEHALF OF REALTY MANAGEMENT, INC. - Request for a Site Development Plan Review FOR A PROPOSED 274-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND 16,000 SQUARE FOOT OF COMMERCIAL SPACE on 15.16 acres located adjacent to the west side of El Capitan Way approximately 660 feet south of Elkhorn Road (APN: 125-20-201-006, 007, and 008), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
18. ABEYANCE - Z-0024-99(37) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Master Plan to modify the land use designations FROM: VC (Village Commercial), NC (Neighborhood Commercial), and L (Low Density Residential) TO: Multi-Family Medium on approximately 22.5 acres; AND TO ADD APPROXIMATELY 20 ACRES INTO THE PLAN, located on the south side of Gowan Road, between Cliff Shadows Parkway and the beltway alignment, Ward 4 (Brown).
19. ABEYANCE - U-0147-01 - SMK, INC. ON BEHALF OF MNSNV LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A CONVENIENCE STORE (ABC STORE) at 23 Fremont Street (APN: 139-34-111-037), C-2 (General Commercial) Zone, Ward 3 (Reese).
20. ABEYANCE - Z-0100-01 - RL HOMES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 4.48 acres adjacent to the southwest corner of El Capitan Way and Brent Lane (APN: 125-08-203-005), PROPOSED USE: 23-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
21. ABEYANCE - Z-0100-01(1) - RL HOMES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 23-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.48 acres adjacent to the southwest corner of El Capitan Way and Brent Lane (APN: 125-08-203-005), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).

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Phone 229-6301 TDD 386-9108

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<http://www.ci.las-vegas.nv.us>

Page 7

22. **ABEYANCE - Z-0101-01 - ESHANOLLAH AND JANET KASHANI, ET AL ON BEHALF OF RL HOMES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) Zone TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 12.26 acres generally located adjacent to the southeast corner of Thom Boulevard and Severance Lane (APN: 125-13-803-001, 002 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
23. **ABEYANCE Z-0101-01(1) - ESHANOLLAH AND JANET KASHANI, ET AL ON BEHALF OF RL HOMES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 69-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.26 acres generally located adjacent to the southeast corner of Thom Boulevard and Severance Lane (APN: 125-13-803-001, 002 and 003) R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
24. **ABEYANCE - Z-0097-01 - NEVADA HOMES GROUP, INC.** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), PROPOSED: 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).
25. **ABEYANCE - V-0095-01 - NEVADA HOMES GROUP, INC.** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 29,185 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED FOR A PROPOSED 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).
26. **ABEYANCE - RENOTIFICATION - Z-0097-01(1) - NEVADA HOMES GROUP, INC.** - Request for a Site Development Plan Review FOR A 41-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION and for a Waiver of the Perimeter Landscape Requirement on Ahey Road on 7.5 acres located adjacent to the northwest corner of Buffalo Drive and Gowan Road (APN: 138-09-601-013 and 018), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 4 (Brown).



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Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 8

27. ABEYANCE - Z-0105-01(1) - CARINA CORPORATION - Request for a Site Development Plan FOR A PROPOSED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.39 acres on the east side of Cimarron Road approximately 950 feet south of Grand Teton Drive (APN: 125-16-501-002), U(Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
28. ABEYANCE - V-0046-92(4) - CITY PARKWAY IV A, INC. ON BEHALF OF VIACOM OUTDOOR (INFINITY) - Required One Year Review of an approved Variance which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign 690 feet from an existing off-premise advertising (billboard) sign where 750 feet is the minimum distance separation allowed on the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).
29. ABEYANCE - V-0003-02 - JON G. GRIFFIN - Request for a Variance TO ALLOW A SIX FOOT TALL SOLID BLOCK WALL IN A PORTION OF THE FRONT YARD WHERE A TWO FOOT TALL SOLID WALL IS PERMITTED; AND TO ALLOW FOUR FEET OF GREEN NETTING ON TOP OF AN EXISTING FOUR FOOT TALL WALL WHERE A SIX FOOT WALL IS PERMITTED on property located at 8010 Maverick Street (APN: 125-11-806-010), R-E (Residence Estates) Zone, Ward 6 (Mack).
30. U-0238-91(4) - CITY PARKWAY IV A, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required One Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign on the south side of Oran K. Gragson Highway (U.S. 95) between "F" Street and Main Street (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).
31. U-0262-94(2) - CHARWEST, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 4820 West Charleston Boulevard (APN: 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
32. U-0265-94(2) - URBAN LAND NEVADA ON BEHALF OF LAMAR OUTDOOR ADVERTISING - Required Two Year Review on an approved Special Use Permit which allowed a 55 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign at 2550 Highland Drive (APN: 162-09-110-019), M (Industrial) Zone, Ward 3 (Reese).



# Agenda

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### PLANNING COMMISSION MEETING

*February 28, 2002*

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Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 9

33. U-0127-99(1) - SAHARA WEST PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF NISSAN WEST - Required Two Year Review on an approved Special Use Permit which allowed a minor auto repair garage at 4601 West Sahara Avenue (APN: 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
34. Z-0100-97(7) - UNION PACIFIC RAILROAD COMPANY, ET AL ON BEHALF OF ELLER OUTDOOR ADVERTISING COMPANY AND VIACOM OUTDOOR ADVERTISING - Required One Year Review for 12 existing off-premise advertising (billboard) signs on property bounded by U.S.-95, I-15 and Grand Central Parkway (APN: 139-33-710-001, 139-33-610-004, 139-33-511-003, 004, 139-27-410-002 and 005) PD (Planned Development) Zone, Ward 5 (Weekly).
35. Z-0096-98(3) - CARINA CORPORATION - Request for a Site Development Plan Review FOR A 57-LOT ADDITION TO AN APPROVED SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.39 acres located adjacent to the east side of Cimmaron Road, approximately 1,300 feet north of Farm Road (APN: 125-16-501-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)], Ward 6 (Mack).
36. Z-0100-64(180) - CITY OF LAS VEGAS REDEVELOPMENT AGENCY ON BEHALF OF PIONEER ENDEAVORS - Request for a Site Development Plan Review FOR A PROPOSED 72,178 SQUARE FOOT FOUR-STORY RETAIL/OFFICE BUILDING, FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN LANDSCAPE REQUIREMENT, AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.56 acres adjacent to the southeast corner of Fourth Street and Clark Avenue (APN: 139-34-303-002), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).
37. DB-0020-01 - CITY OF LAS VEGAS - Discussion and Possible action on the West Las Vegas Neighborhood Plan.

C. NON-PUBLIC HEARING ITEMS:

38. ABEYANCE - SD-0080-01 - MIGUEL FAMILY TRUST ON BEHALF OF ROBERT A. CAVANAUGH - Request for a Site Development Plan Review FOR AN EXPANSION OF AN EXISTING RETAIL CENTER AND A REDUCTION IN REQUIRED PARKING LOT AND

3/21/2002 11:03 AM

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*February 28, 2002*

Council Chambers

Phone 229-6301 TDD 386-9108

400 Stewart Avenue Las Vegas, Nevada

<http://www.ci.las-vegas.nv.us>

Page 10

PERIMETER LANDSCAPING on 10 acres generally located on the east side of Eastern Avenue approximately 205 feet south of Owens Avenue (APN: 139-25-101-006), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 5 (Weekly).

39. ABEYANCE - Z-0139-88(41) - TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - Request for a Site Development Plan Review and Reduction in the Perimeter Landscape Requirement FOR A PROPOSED 3,600 SQUARE FOOT STORAGE BUILDING at 9450 West Sahara Avenue (APN: 163-06-816-030), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

40. DB-0002-02 - JAMES D. MASON - Appeal of a Directors Decision to DENY a request for a home occupation permit which would have allowed a forensic firearms examiner where Title 19A.18.110G Item E states that business activity involving ammunition or firearms shall not be permitted as a home occupation at 8301 Spanish Meadows (APN: 125-09-313-023), Ward 6 (Mack).

D. CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.